

Scott Mountain Homeowners' Association
Spring 2012 Newsletter

BUDGET AND DUES FOR FY2012-2013

Watch for invoices for fiscal year 2012-2013 which will be mailed in early May. If you are delinquent in dues payment for last year, please send... in your payment to balance our books. Our budget for 2012 will be sent with the dues statement next month.

FORESTRY - CONTINUED PLAN OF ACTION

Perhaps 100 years ago, Mt Scott was clear-cut for logging. A few trees were left to reseed the vicinity (you'll know them when you see them), but, as was the convention at the time, the area was pretty much left to fend for itself with no replanting. 30 years ago the subdivision was built with various sections again being cleared and not replanted for utility lines. What grew in these vacancies was a mix of native and non-native plants that now comprise our green spaces.

Mount Scott Home Owner's Association anticipates continuing the Fuels Reduction trimming in our woodlands this year. The grant, administered through the Oregon Department of Forestry (ODF), easily saves the HOA half the cost of this long-planned project. Additionally, the trimming is performed by ODF trimming crews that are the very same experts that work in our state forests.

The sections remaining to be trimmed are at the south east corner of the property and to the east of 100th Dr. In addition to reducing the threat of wild fire, the foresters pull ivy and remove many non-native species such as Himalayan Berry and Holly.

The HOA, through another ODF grant, was able to obtain a stewardship plan through Elkhorn Forestry for the woodlands last year. This is a road map to maintaining the green spaces in our community. The experts from the ODF, Elkhorn and, recently, Re-Tree are in agreement that the current stand is a healthy density and that little replanting is desirable. They are also in agreement that containing the invasion of the berries and the Holly is best handled through periodic, professional, application of herbicide. Berries thrive on sunshine. Once the new trees provide a canopy of shade, they should largely go away. Holly is resilient, quickly dominates an eco system (see to the east of 100th), and will require a continued effort.

This summer we hope to conclude the trimming and chipping and would ask that you give the crews space when walking the paths. This fall we will likely do the first spray (when the non-native plants we trimmed last year have spouted and are going dormant for the winter). Your HOA is excited and proud to be a part of this opportunity to significantly improve our environment.

DROP BOXES

Dumpsters will be available for your spring yard clean up on May 4-6, 2012. They will be located on King Way, 99th Drive, 96th Avenue, Nancy Court, and 100th Drive. Those five boxes are to be used for the greenspace and your yard debris only. PLEASE: NO ROCKS, CONCRETE, TIRES, WASTE, PLASTIC, STUMPS, OR OTHER MATERIAL THAT IS NOT YARD DEBRIS. Allowed debris includes leaves, weeds, grass clippings, pruning and branches less than 4" in diameter. Please fill the back of the box first and with larger branches, bushes, or small trees and cut off enough limbs so they lie flat. Homeowners near the drop box locations appreciate you cleaning up any mess on the ground.

NEIGHBORHOOD WATCH

As always, please keep a look out for strangers, unusual activity, or different cars in your area and call the police if you are suspicious of anything.

CHRISTMAS LIGHTING CONTEST – 2011

Thank you to everyone who participated. Your homes made our area very festive and fun to drive through during the holidays.

The winners were:

Holiday Spirit: 9924 SE Nancy Court The Wilsons
Color Explosion: 10300 SE 97th Court The Glassleys
Creative Design: 10075 SE Steven Court The Reids
Griswold Special: 9835 SE Derek Court The Jettes
Best Overall: 9963 SE Nancy Court Charles Zwick

ANNUAL GARAGE SALE

This year the Scott Mountain garage sale will be held Friday and Saturday, June 8 and 9, from 9am to 4pm. We will take care of some advertising while you take care of your respective sale. Please hang a balloon on your mailbox for the sale. Also, please RSVP by e-mail to board@scottmountainhoa.org by May 15 or call Carl Feague @ 503-381-5561 if you would like to participate. If someone would like to assist with last minute preparations, please contact the board.

LIVING WITHIN THE COVENANTS

In the covenants that we all agreed to live by when we bought our homes, certain rules are established to make living in the Scott Mountain neighborhood more enjoyable. Here is a short list of violations that have been seen.

- Repainting your house a different color before approval from the architectural committee
- Dumping rubbish in the green spaces or along the pathways
- Leaving trash cans at the curb
- Cutting down trees that are in a protected class or native to the area
- Adding on to your home without an architectural committee review
- Not keeping your yard in good order
- Not paying your dues
- Parking vehicle(s) on public right-of-way within Scott Mountain for a period exceeding 24 hours
- Vehicle(s) in extreme disrepair parked on any lot, street, or common area for a period in excess of 48 hours.

If you need to remove a tree or are doing something that will affect the look of your home, please be sure to contact a board member.

A copy of our Covenants can be read/downloaded from our web site, www.scottmountainhoa.org.

FINES FOR REMOVING TREES

REMOVAL OF ANY TREE PROTECTED IN THE COVENANTS IS SUBJECT TO FINES OF \$50 PER INCH OF DIAMETER. This neighborhood originated with an underlying value for trees. The Scott Mountain Protective Covenants reflect this: "No trees with a diameter of 6 inches or more, measured at a height of 5 feet above ground level, may be removed without prior written approval from the Architectural Control Committee." While most homeowners understand and willingly comply with this, others -new to the neighborhood or re-landscaping, may have forgotten or may be unaware. Board members would much rather be contacted before trees are removed, than be informed by concerned neighbors after a tree has been removed and have to assess a fee on the homeowner. We hope this reminder saves a tree or prevents a fine.

SAFETY

Make sure that the visibility for an oncoming car from anywhere around your house is clear. Please trim shrubs and bushes so that oncoming cars can see other cars and pedestrians. This is particularly important for homes that are at the end of a street, on a curve, or by a driveway. Thank you for your attention to this matter.

RESPONSIBILITY

When walking your dog, please take care of your pet's "deposits" whether it is on the greenspace pathway or in a neighbor's yard or sidewalk. Everyone appreciates this thoughtfulness.

Easement – you are responsible for all of your property. If you have a fence inside your property line or shrubs out to the pathway, it is your responsibility to take care of this land out to the curb or the path.

SMHOA MEETINGS FOR 2012

Our board meetings are held at 7pm on the 1st Tuesday of each month, except August and December, at the Fire Station behind Mount Scott Elementary School.

Tuesday –May 1, June 5, July 3, Sept. 4, Oct. 2, and Nov.6.

OPEN SMHOA BOARD POSITIONS

Currently, there are two open board positions, safety, needing to be filled. One of the positions is only for 6 months so, if you have thought about joining the board, here is a great opportunity to see what it's about and to serve for a shorter amount of time.

SMHOA IS NOW ON FACEBOOK.

Enter "Scott Mountain Home Owners" in the Facebook search field to see meeting minutes and community updates.

SCOTT MOUNTAIN HOA BOARD OF DIRECTORS 2011

P. O. Box 622, Clackamas, OR 97086

Email: board@scottmountainhoa.org

Member Position Phone # Term

Carl Feague President 503-381-5561 2013

Ted Seble Vice President 503-777-0921 2013

Dave Gilman Secretary 503-659-0756 2014

John Chapman Treasurer 503-704-1981 2014

Jay Moffitt Chair, Architectural Committee 503-799-3159 2013

Dan Otis Chair, Covenant Compliance 503-654-3459 2012

Jim Graham Chair, Environment Committee 503-774-5527 2012

Open 2012

Open 2014